091.0	0012	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	579,900 / 579,900
					USE VALUE:	579,900 / 579,900
					ASSESSED:	579,900 / 579,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARBONE BENITO & JOYCE I	
Owner 2:		
Owner 3:		
Street 1:	30 YERXA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,073 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1437 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6073.000	158,400		421,500	579,900
Total Card	0.139	158,400		421,500	579,900
Total Parcel	0.139	158,400		421,500	579,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.55 | /Parcel: 403.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	59082
GIS Ref	
GIS Ref	
Insp Date	01/21/14

!7446!

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0012-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	158,400	0	6,073.	421,500	579,900	579,900	Year End Roll	12/18/2019
2019	101	FV	144,800	0	6,073.	427,600	572,400	572,400	Year End Roll	1/3/2019
2018	101	FV	144,800	0	6,073.	319,200	464,000	464,000	Year End Roll	12/20/2017
2017	101	FV	144,800	0	6,073.	289,100	433,900	433,900	Year End Roll	1/3/2017
2016	101	FV	144,800	0	6,073.	277,000	421,800	421,800	Year End	1/4/2016
2015	101	FV	144,100	0	6,073.	234,900	379,000	379,000	Year End Roll	12/11/2014
2014	101	FV	144,100	0	6,073.	222,800	366,900	366,900	Year End Roll	12/16/2013
2013	101	FV	154,400	0	6,073.	212,000	366,400	366,400		12/13/2012

PRINT

Date	Time
12/10/20	22:04:57

LAST REV

Date	Time
12/09/19	15:27:29

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7446

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12303-232		10/4/1972		31,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2013	991	Re-Roof		C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/21/2014	Meas/Inspect	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
3/25/2009	Meas/Inspect	163	PATRIOT
5/11/2000	Inspected	276	PATRIOT
3/10/2000	Mailer Sent		
3/10/2000	Measured	263	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6073		Sq. Ft.	Site		0	70.	0.99	5									421,535						421,500	

Total AC/HA:	0.13942	Total SF/SM:	6073	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	421,535	Spl Credit		Total:	421,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99098992
Adj $ / SQ:	127.094
Other Features:	75750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	246009
Depreciation:	87579
Depreciated Total:	158430

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

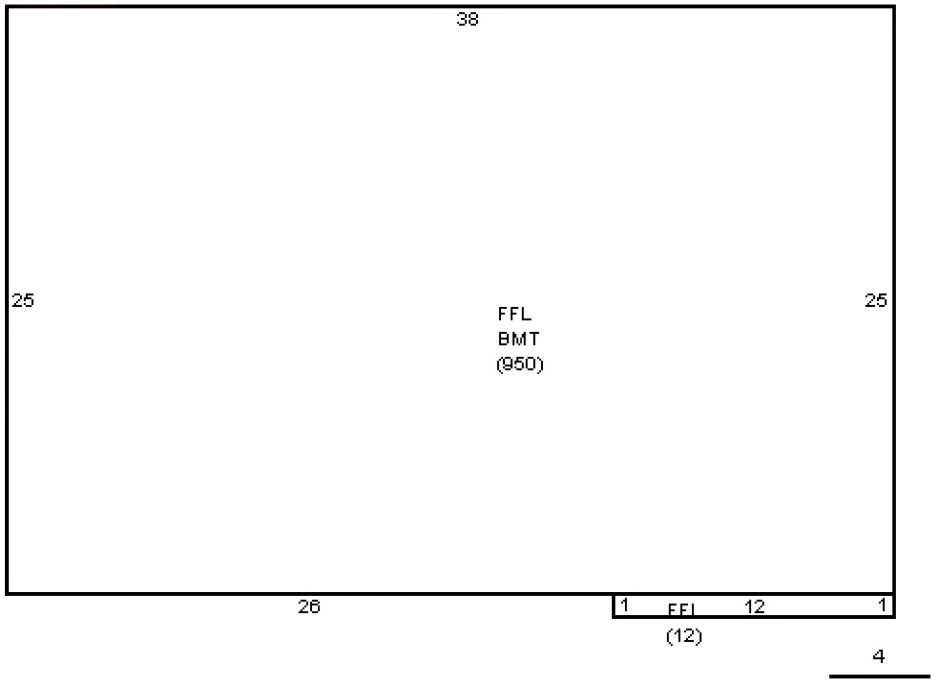
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.09
Special Features:	0	Val/Su Net:	82.85
Final Total:	158400	Val/Su SzAd	164.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	962	127.090	122,265
BMT	Basement	950	50.520	47,994

Net Sketched Area:	1,912	Total:	170,259

Size Ad	962	Gross Are	1912	FinArea	1437

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

091.0-0012-0001.0

IMAGE

AssessPro Patriot Properties, Inc